



December 3, 2019

Mr. Frank Gardner
United States Environmental Protection Agency
EPA New England - Region 1
5 Post Office Square, Suite 100
Mail Code OSRR07-3
Boston, MA 02109-3912

Re: Springfield Regional Development Corporation, Vermont EPA Brownfields
Cleanup Grant Application, Black River Innovation Campus Springfield,
Vermont

Dear Mr. Gardner:

Springfield Regional Development Corporation (SRDC), a 501c3 non-profit corporation, is pleased to submit for your consideration this application for a FY20 \$500,000 hazardous substances EPA Brownfields Cleanup Grant. Required information is contained in the table on the next page.

Please feel free to contact me if any questions arise during review of this application. We are committed to seeing the project to completion within the specified budgets and time frame. As always, we greatly appreciate the consideration!

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Bob Flint', is written over a light blue horizontal line.

Bob Flint
Executive Director

Attachments:

Narrative Information

Letter from Vermont Department of Environmental Conservation



Narrative Information		
1. Applicant Information	Springfield Regional Development Corporation, 14 Clinton Street, Suite 7, Springfield, Vermont 05156	
2. Funding Requested	a) Single Site Cleanup b) \$500,000 no cost share waiver requested c) Hazardous Substances	
3. Location	Springfield, Windsor County, Vermont	
4. Property Information	Black River Innovation Campus, 60 Park Street, Springfield, Vermont 05156	
5. Contacts	a) Project Director Bob Flint, Executive Director Phone: (802) 885-3061 Email: bob@springfielddevelopment.org Mailing Address: 14 Clinton Street, Suite 7, Springfield, Vermont 05156 b) Chief Executive: Bob Flint, Executive Director Phone: (802) 885-3061 Email: bob@springfielddevelopment.org Mailing Address: 14 Clinton Street, Suite 7, Springfield, Vermont 05156	
6. Population	8,590 (Target Area Springfield Town US Census 2018 estimate)	
7. Other factors Checklist	Other Factors	Page
	Community Population 10,000 or less	Yes, Pg. 1
	The applicant is or will assist a federally-recognized Indian Tribe or US territory	
	The proposed brownfield site is impacted by mine-scarred land	
	Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	Yes, Pg. 3
	The site is adjacent to a body of water	
	The site is in a federally designated floodplain	
	The redevelopment will facilitate renewable energy from wind, solar, or geothermal, or any energy efficiency improvement project.	Yes, Pg. 2
8. Letter from State DEC	An acknowledgement letter dated November 25, 2019 from the Vermont Department of Environmental Conservation is attached.	



State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 249-5822
Patricia.coppolino@vermont.gov

AGENCY OF NATURAL RESOURCES

November 25, 2019

Springfield Regional Development Corporation
Attn: Mr. Robert Flint
14 Clinton Street, Suite 7
Springfield, VT 05156

Dear Mr. Flint,

This letter will serve as acknowledgement that the Vermont Department of Environmental Conservation is aware that the Springfield Regional Development Corporation is intending to apply for a cleanup grant for the Park Street School located on Park Street in Springfield, VT.

The Vermont Department of Environmental Conservation is appreciative of your intent to support brownfield cleanup and redevelopment in Vermont. Please know that the Vermont Department of Environmental Conservation is here to support your organization with the cleanup activities at this property.

Good luck in the competition.

Sincerely,

Patricia Coppolino, Environmental Program Manager
Sites Management Section
Waste Management and Prevention Division



1. Project Area Description and Plans for Revitalization

1.a. Target Community and Brownfields

i. Background and Description of Target Area

The target community is the east central Vermont town of Springfield, population 8,950.¹ Beginning in the late 1800s and continuing until the mid-1980's, Springfield was home to a thriving machine tool industry; so much so that the region became known as "Precision Valley". Many Springfield residents had jobs in the plants and Springfield's rise to one of the most affluent communities in the State was due to the machine tool industry. Between 1986 and 2002 the machine tool industry experienced a terminal downturn. The loss of well-paying jobs led to a decrease in town population that continues today, and contributed to Springfield's fall to one of the State's most disadvantaged communities. Today, the town is still struggling to rebuild.

ii. Description of the Brownfield Site

The brownfield we propose to clean up is the Black River Innovation Campus at 60 Park Street in Springfield. The Site consists of a 3.8-acre parcel and hosts a 95,000-square foot, 3-story brick building that used to be the Park Street School. For well over 100 years, the Park Street School towered over Springfield, a source of pride for residents and town officials. Within its walls, tens of thousands of children received their education. It was the community focal point where upcoming generations received an education, hosted rival teams at the full size gymnasium, and took to the stage for the latest musical production in the cavernous auditorium. Now, the building is vacant and partially boarded up. Schools have shifted to other locations. The abandonment of the school is due in no small part to declining enrollment and population.

The Site's pre-acquisition Phase I and II Environmental Site Assessments (ESAs) documented extensive soil contamination from past uses (polycyclic aromatic hydrocarbons (PAHs), petroleum, and chlorinated solvents), as well as copious asbestos and PCB-containing paint inside the building.² The property poses a potential health risk to anyone re-using the building and grounds due to the contamination. Environmental cleanup is necessary so that investors can be assured that the project will come to fruition and not lapse due to environmental concerns.

1b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The applicant, Springfield Regional Development Corporation (SRDC) and its public and private partners listed in Sections 1c and 2b have a vision of repurposing and infilling the property to create The Black River Innovation Campus (BRIC). BRIC is the dba for the Southern Windsor County Incubator Inc. BRIC will focus on next-gen digital technologies and provide live-work space to digital innovators and entrepreneurs. SRDC sees enormous inherent value in this property. Utilizing the area's existing 10-gigabit speed broadband (fastest in the nation), SRDC plans to catalyze Springfield's transformation as a leader in the digital economy. BRIC's aim is to educate and train people in digital skills, provide incubator space for start-up enterprises, employ them in digital economy jobs, and empower them to launch the startups that will continue to drive Springfield's digital economy. The BRIC project is located in a federally

¹ US Census Bureau Quickfacts 2018 estimate.

² LE Environmental LLC, October 2019.

recognized Opportunity Zone.

SRDC's strategy aligns well with the area's four existing revitalization programs:

Springfield Town Plan: Springfield's 2017 Town Plan goals include fostering commercial growth, retain middle-class residents, income and tax base, increase opportunities for business startups, and promote and enhance a globally competitive workforce. The Site is a part of Springfield's Downtown Central Business Area, which supports commercial growth and development while using existing infrastructure.³

Springfield Regional Development Corporation: As one of Vermont's 12 Regional Development Corporations, and the regional economic development authority serving Windsor County, SRDC exists to foster economic growth and overall well-being of the regional economy. SRDC's "Strategic Economic Plan" stresses commercial growth and a highly skilled workforce to create an economy that attracts and maintains families and even more opportunity for residents.⁴

Southern Windsor County Regional Planning Commission (SWCRPC): The economic goal stated in SWCRPC's 2018 Regional Plan: "To improve the quality of life of families in our Region and to retain more of our Region's young people in the future, we need a diverse base of globally competitive, successful businesses. Achieving that will be the result of a shared Region-wide effort to strengthen existing key businesses in the Region..."⁵

East Central Vermont Economic Development District (ECVEDD): Southern Windsor County is part of the ECVEDD and SRDC is one of the constituent partner organizations. The current ECVEDD CEDS Plan includes as a Goal, "An Innovative Business Environment", with a specific strategy "Encourage the development of start-up incubator/shared work spaces".

ii. Outcomes and Benefits of Reuse Strategy

SRDC's redevelopment strategy is to create a new technology live-work center at an existing underutilized institutional property that will create dozens of high-paying technology jobs. Technology workers will buy and renovate houses, pay mortgages and rent, purchase automobiles, appliances and electronics, eat in local restaurants, and partake in entertainment, all of which leads to magnification of value. Technology workers will also pay local, state and sales taxes, which will allow for more community funding of schools and programs for the disadvantaged. The BRIC project is located in a federally recognized Opportunity Zone and an eligible New Market Tax Credit Census Tract. The project will incorporate several renewable energy sources including solar panels and geothermal heat. During the redevelopment, the existing building will be made significantly more energy efficient by rebuilding its outer walls and roof to include substantial insulation and sealing.

1c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

SRDC has a highly successful track record with respect to leveraging of investment funding for

³ Springfield Town Plan, 2017, Page 6.

⁴ SRDC Web Site Regional Profile, Southern Windsor County Regional Economic Plan.

⁵ SWCRPC Regional Plan 2018, Page 141.

Black River Innovation Campus, Springfield, Vermont
Cleanup Grant Application - Hazardous Substances – December 2019

economic development. Projects such as One Hundred River Street, 36 Precision Drive, and Artisan's Park are SRDC redevelopment success stories and cumulatively represent over \$25mm in leveraged funding. SRDC has aggressively pursued non-federal investments for BRIC operating capital, as outlined in the following table. Use of these funds is contingent on BRIC having a clean building and Site. Additionally, less quantifiable but substantial augmentation of the local property tax base and private sector economic activity is likely. The BRIC Project has already received \$724,000 from the Economic Development Administration through their RiS i6 Program as well as substantial other donations of cash and in-kind services.

Contributing Entity	Amount	Method	Commitment
Center on Rural Innovation/Rural Innovation Strategies	\$189,000	In-Kind	Yes
Dartmouth Entrepreneurial Network	\$10,000	Cash	Committed, not received
Ewing Kauffman Foundation	\$215,000	Cash	Funds received
HTMP Foundation	\$25,000	Cash	Funds received
Siegel Family Endowment	\$250,000	Cash	Funds received
Vermont Community Foundation	\$22,500	Cash	Funds received
Seattle Foundation	\$15,000	Cash	Funds received
Vermont Technology Council	\$10,000	Cash	Funds received
VT Center for Emerging Technologies	\$10,000	Cash	Funds received
Windham Foundation	\$8,000	Cash	Funds received
Economic Development Administration	\$724,000	Grant	Grant awarded
Northern Borders Regional Commission	\$235,162	Grant	Grant awarded

The environmental cleanup is a key component of SRDC's strategy, and the project will only be able to utilize this funding for necessary capital investments if environmental liabilities are addressed via cleanup funding. The environmental assessment findings are an impediment to full investment and these investors are looking for assurances that the environmental cleanup will be funded and owner protection from future environmental liabilities will exist. If SRDC is in need of additional cleanup funding the Southern Windsor County Regional Planning Commission's Brownfields Revolving Loan Fund (RLF) is available. The RLF has grant funds and loan funds available for projects of this nature.

ii. Use of Existing Infrastructure

The BRIC campus will take advantage of infrastructure that already exists, including the existing former school building that will be fully renovated and made energy efficient, 10-gigabit fiber optic network, Town roads, water, sewer, and sidewalks, consistent with town planning goals and smart growth policies.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

Springfield is a shrinking town and does not have the resources to clean up this Site. From 2010 to 2018, the US Census Bureau estimated that Springfield lost over 400 residents or about 4.5% of its population. A community that, as recently as the late 1960's, had the highest per capita income in Vermont is now one of the state's neediest, with 28% of households on one of the state's cash assistance programs (the state average is 16%). SRDC, a regional economic development organization, is a nonprofit organization with an annual budget of \$240,000.

The Town of Springfield received a 2018 EPA Brownfields Assessment Grant, which was used to conduct Phase I and Phase II ESAs at this Site. However, Springfield does not have a Brownfields Cleanup fund. SWCRPC has a Brownfields Revolving Loan Fund, but it is not sufficiently capitalized to fund the entire cleanup, and it has many other Sites vying for its funding as well. The State of Vermont does not currently have sufficient funds for the cleanup.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

This grant will address the health and welfare of sensitive populations by reducing surface exposure to toxins that have been identified at the property. Exposure to PAHs can cause cancer, tumors and birth defects.⁶ PCBs can cause a variety of adverse health effects, including cancer, immune system susceptibility, and reproductive effects including decreased birth weight and decreased gestational term.⁷ Asbestos can cause lung disease including cancer, mesothelioma and asbestosis. Chlorinated solvents are suspected carcinogens and may cause neurological, kidney, liver, immune system, and hematological system effects, development and reproduction deficiencies.⁸ SRDC will take care to protect neighbors from contamination during the cleanup, with special attention paid to sensitive populations, e.g., children and elders.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions

Several of the possible health affects referenced in ii(1) affect the Springfield region at greater than normal incidence rates. Windsor County has among the highest documented cancer rates in Vermont, including melanoma and leukemia⁹. Windsor County also has the second highest reported annual percentage of preterm (less than 37 weeks gestation) live births in Vermont.¹⁰ Vermont has one of the highest rates of asthma among adults (12%) and women (15%).¹¹ Health affects are cumulative, and this grant will address these health affects that could be environmentally related by reducing surface exposure to toxins.

(3) Disproportionately Impacted Populations

In addition to the public health data cited in (2), the Vermont Department of Health indicates that

⁶ USEPA PAH Fact Sheet, <https://www.epa.gov/north-birmingham-project/polycyclic-aromatic-hydrocarbons-pahs-fact-sheet>

⁷ USEPA, PCBs Fact Sheet, <https://www.epa.gov/pcbs/learn-about-polychlorinated-biphenyls-pcbs>

⁸ "Health Effects Notebook for Hazardous Air Pollutants: Tetrachloroethylene," USEPA

⁹ Vermont Department of Health Public Health Database (2016 data).

¹⁰ Vermont Department of Health Data Explorer (2017 data).

¹¹ Vermont Department of Health Data Explorer <https://apps.health.vermont.gov/ias/querytool>

Black River Innovation Campus, Springfield, Vermont
Cleanup Grant Application - Hazardous Substances – December 2019

Springfield has among the highest cumulative socioeconomic vulnerability index in the State. The Department of Health considers several factors in calculating this index, including poverty level, unemployment rate, per capita income, high school graduation rate, single parent households, disability rate and health insurance.¹² Compared to the rest of Windsor County, the State of Vermont, and the United States, Springfield has a higher rate of residents living in poverty, and far lower per-capita and median household income.¹³

Environmental justice issues are present in Springfield, based on the correlation between low-income families and the number of toxic sites. A relevant definition of “low income” is the Vermont Agency of Human Services threshold for “3SquareVT”, the state’s food benefit program. For a family of 4, the annual income threshold is \$47,652¹⁴ and approximately 50% of Springfield households fall below that level.¹⁵ Springfield's per-capita inventory of toxic waste sites is considerably greater than statewide, as illustrated in the following table.¹⁶

	Springfield Town	Vermont
Population ¹⁷	8,950	626,300
Hazardous Sites per 1,000 residents ¹⁸	10	7.4
Brownfields Sites per 1,000 residents	1	0.2

b. Community Engagement

i. Project Partners and ii. Project Partner Roles

The BRIC project is a coordinated effort involving SRDC and a number of project partners that have committed to providing services.

Partner Name	Point of Contact	Specific Role
River Valley Technical Center	Scott Farr	In-kind Brush Trimming/ Horticulture program
Springfield Regional Chamber of Commerce	Caitlin Christiana	Assistance with public outreach-community support
Center on Rural Innovation	Matt Dunne	Core partner of BRIC
Vermont Community Foundation	Dan Smith	Philanthropic Support
SWCRPC	Tom Kennedy	Professional Support

A community relations plan (CRP) will be developed for the project to keep the community informed about the cleanup, and to serve as a record of events and public comment. English is the predominant language spoken in the affected communities; if there is need for translation or interpreter services including services for the hearing or site impaired, SRDC will secure them.

¹² Vermont Social Vulnerability Index tool <https://ahs-vt.maps.arcgis.com/apps/MapSeries/index.html?appid=9478be15d6d4410f8eef8d420711310b>

¹³ US Census Bureau accessed at www.census.gov

¹⁴ Vermont 3SquaresVT Income Guidelines <https://dcf.vermont.gov/benefits/3SquaresVT/income-guidelines>

¹⁵ 2013-2017 American Community Survey.

¹⁶ Data from the Vermont Agency of Natural Resources.

¹⁷ Population data are 2017-18 on census.gov/quickfacts

¹⁸ Data on hazardous sites and Brownfields sites from the Vermont Department of Environmental Conservation.

iii. Incorporating Community Input

SRDC has a regularly updated website and social media presence and regularly produces newsletters, press releases, and public events. Cleanup of the BRIC Site will be integrated into these efforts so that the public is well informed at all steps of the cleanup. SRDC staff attends Springfield public meetings (Town Selectboard, Town Meeting) several times per year. SRDC also participates in SWCRPCs Brownfields Committee, a subcommittee of the Community Development Committee. This will act as the forum for a cleanup advisory committee.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Proposed Cleanup Plan

The proposed cleanup plan addresses environmental risk due to soil contamination from historic activities, and asbestos and PCBs inside the building. On-site contamination by PAHs, PCBs, asbestos, chlorinated solvents, and petroleum has been documented. The key cleanup concept is to minimize risk to human health by removing contaminants where feasible and limiting access to contaminants where the cost of removal is uneconomic. The cleanup plan includes:

- Development of an ECAA (Evaluation of Corrective Action Alternatives-same as ABCA), CAP (Corrective Action Plan) and QAPP (Quality Assurance Project Plan).
- Contaminated soils will be isolated from human exposure with clean soil cap and pavement to provide a safe environment and reduce exposure to surface toxins. Excess contaminated soils will be disposed of at a certified landfill.
- Asbestos and PCBs inside the building will be removed and/or encapsulated. Wastes from removal will be disposed of in a certified landfill.
- The ABCA in this application indicates that cleanup is feasible and economic.
- The QEP, Vermont Department of Environmental Conservation, and USEPA Region 1 will monitor cleanup progress.
- SRDC has applied to the State of Vermont for a Certificate of Completion for environmental liability protection at the Site via Vermont's Brownfields Reuse and Environmental Liability Limitation Act (BRELLA).

b. Descriptions of Tasks / Activities and Outputs

Task/Activity #1: Cooperative Agreement Management
<p>i. Project Implementation</p> <ul style="list-style-type: none"> • Discussion of EPA-funded activities: • 1) SRDC will conduct competitive procurement to obtain a Qualified Environmental Professional to oversee and help manage the cleanup. • 2) The qualified environmental professional will develop the Quality Assurance Project Plan for all testing needed to complete the project. • 3) SRDC will administer the cooperative agreement requirements including reporting and payments processing. • Non-EPA Grant Resources: none except SRDC cost-share labor.
<p>ii. Anticipated project schedule: QEP procurement October 2020. Cooperative agreement management will continue through completion of the work and grant closeout.</p>
<p>iii. Task/Activity Lead(s): SRDC Project Manager and Qualified Environmental Professional</p>
<p>iv. Output(s): QEP Procurement, Quality Assurance Project Plan, cooperative agreement management compliance, and Brownfields conference attendance.</p>

Black River Innovation Campus, Springfield, Vermont
Cleanup Grant Application - Hazardous Substances – December 2019

Task/Activity #2: Community Outreach and Engagement
i. Project Implementation <ul style="list-style-type: none"> • Discussion of EPA-funded activities: • 1) Community Relations Plan Development and update; • 2) Project status updates on Blog, Web Site and Newsletter; • 3) Project events/meetings with translation services as needed, • 4) Procurement of supplies necessary to conduct the work. • Non-EPA grant resources needed to carry out task/activity: None except SRDC cost—share labor.
ii. Anticipated project schedule: Beginning October 2020 and continuing through grant closeout.
iii. Task/Activity Lead(s): SRDC project manager
iv. Output(s): Community Relation plan, press releases, blog and web site updates.

TASK/ACTIVITY #3: Site-Specific Cleanup (capping and building cleanup)
i. Project Implementation <ul style="list-style-type: none"> • Discussion of EPA-funded activities: • 1) Contractor competitive procurement including bid document preparation and advertising; • 2) Site cleanup; • 3) QEP oversight and documentation. • Non-EPA grant resources needed to carry out task/activity: part of leveraged funding described in Section 1ci will be used to augment EPA's cleanup funds to complete the cleanup.
ii. Anticipated project schedule: 2021 construction season
iii. Task/Activity Lead(s): SRDC project manager and Qualified Environmental Professional
iv. Output(s): Site Cleanup and documentation leading to Site close-out.

TASK/ACTIVITY #4: Documentation and Grant Close Out
i. Project Implementation <ul style="list-style-type: none"> • Discussion of EPA-funded activities: Prepare Brownfields Construction Completion Report for Vermont DEC Review and Approval, perform necessary grant close out activities. • Non-EPA grant resources needed to carry out task/activity: none other than SRDC cost share labor.
ii. Anticipated project schedule: Fall 2021
iii. Task/Activity Lead(s): SRDC Project Manager and QEP
iv. Output(s): Documented cleanup Site including Vermont DEC Certificate of Completion and successful grant closeout.

c. Cost Estimates

Development of Cost Estimates, Application of Cost Estimates and Eligibility of Cost Share Activities

Costs are summarized in the following table. These were developed based on experience with similar projects, and are believed to be eligible for grant funding/cost share, appropriate and

Black River Innovation Campus, Springfield, Vermont
Cleanup Grant Application - Hazardous Substances – December 2019

necessary to complete the cleanup, reasonable for completion, and realistic in the current environmental remediation market. We will maximize the amount of federal grant dollars to actual cleanup tasks and the cost share will be met with grant administrative labor and additional cleanup funding.

Budget Categories	Task 1: Cooperative Agreement Management	Task 2: Community Outreach & Engagement	Task 3: Site Specific Cleanup	Task 4: Cleanup Documentation and Close-out	Total
Personnel	\$4,800	\$2,400	\$3,600	\$2,250	\$13,050
Fringe Benefits	\$3,312	\$1,656	\$2,484	\$1,553	\$9,005
Travel	\$5,000	\$250	\$250		\$5,500
Equipment					
Supplies	\$250	\$1,445	\$250		\$1,945
Contractual		\$500	\$555,000	\$15,000	\$570,500
Other (specify)					
Total Direct Costs	\$13,362	\$6,251	\$561,584	\$18,803	\$600,000
Indirect Costs					
Federal Funding	\$5,000	\$0	\$480,000	\$15,000	\$500,000
Cost Share	\$8,362	\$6,251	\$81,584	\$3,803	\$100,000
Total Budget	\$13,362	\$6,251	\$561,584	\$18,803	\$600,000

Task Cost Calculations		
Task	Activity	Cost Calculation
1.	Grant Management	SRDC / SWCRPC 160 hours @ \$50.70 /hr ¹⁹ = \$8,112
	Brownfields Conference	Travel Expenses = \$5,000
2.	Community Outreach and Engagement	SRDC /SWCRPC 80 hours @ \$50.70 /hr = \$4,056 Supplies: new computer and projector
	Translation Services	Contract 10 hours @ \$50/hr = \$500
3.	Manage/oversee cleanup	QEP 160 hours @ \$125/hr = \$20,000 SRDC /SWCRPC 120 hours @ \$50.70/ hr = \$6,084 Supplies: personal protective equipment for visits
	Cleanup	Soil Capping and Disposal \$200,000 Asbestos Abatement \$200,000 PCB removals \$135,000
4.	Documentation / Reporting	QEP 120 hours @ \$125/hr = \$15,000
	Grant Close out	SRDC /SWCRPC 75 hours @ \$50.70 = \$3,042

d. Measuring Environmental Results

SRDC will track, measure, and evaluate progress on the grant-funded work. This measurement will include frequent surveillance of the project schedule and accomplishments, completion of quarterly EPA reporting, fulfillment of all other cooperative agreement reporting requirements, and frequent ACRES data inputs and updates.

¹⁹ Consists of direct labor rate \$30/hr and 69% indirect expense rate \$20.70

The SRDC project manager will develop a comprehensive project schedule using scheduling software to be acquired as part of this grant. The schedule will be updated as needed to make sure that the work is progressing as outlined in this application. If it appears that the work is deviating from the schedule in a significant way, SRDC will institute corrective measures to get the work back on schedule.

The major project outcome will be site cleanup and issuance of the BRELLA Certificate of Completion indicating that cleanup is completed. Additional project outcomes will include enhanced protection of human health and the environment due to reduction of exposure to toxins in the soil and inside the building, community meetings. Another potential project outcome will be support of environmental justice via enhanced employment opportunities in a disadvantaged community, and the multiplier benefits of those jobs on the community at large.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure and ii. Description of Key Staff

SRDC's Executive Director Bob Flint will oversee implementation of the cleanup. Mr. Flint's duties will include coordination, communications, and direction. He has over 20 years experience managing for profit and not for profit enterprises in Southern Vermont, including extensive real estate development and management.

SRDC operates under the oversight of an engaged board of 9 trustees, all of whom have substantial business operating experience including development of significant infrastructure and manufacturing projects. This expertise will be available to the project as needed. SRDC has an excellent track record in the stabilization and revitalization of blighted or abandoned properties. In operation since 1992, SRDC has successfully repurposed and revitalized local industrial and commercial properties that today contain over 20 tenants employing over 1,000 people.

SRDC will contract with SWCRPC to perform day-to-day management of the project SWCRPC is comprised of an Executive Director and nine experienced staff members that provide a comprehensive range of services, maintain close relationships with member towns and are well aware of development plans and funding needs in the region.

SWCRPC's Brownfields Program Coordinator Cindy Ingersoll will oversee the cooperative agreement administration tasks to ensure timely implementation of the workplan, including QEP procurement and contract for services, disbursements requests, accurate and complete record retention and EPA reporting. She also acts as a liaison coordinating activities among the property owner, agencies, EPA, and QEP, and attends Brownfield Steering Committee and SWCRPC board meetings to provide members with site information for work prioritization and updates on the program activities and budget. The Coordinator attends the EPA Brownfields Conferences and webinars to remain versed in EPA Brownfield's policies and ACRES reporting. Other staff will contribute depending on workload and required expertise such as a GIS mapper or website work.

SWCRPC and SRDC Finance Manager Cynthia Porter will handle grant accounting and payments. Ms. Porter has many years experience in finance including SRDC and SWCRPC

finance.

iii. Acquiring Additional Resources

SRDC does not anticipate the need additional expertise to manage the grant. However, should additional resources and/or expertise be required, SRDC can draw upon the combined expertise of its Board members and southern Vermont Business Community, with which it has numerous cooperative relationships. The Town of Springfield (an EPA Brownfields Assessment Grant recipient) and the SWCRPC (an EPA Brownfields Assessment Grant recipient and Revolving Loan Fund Entity) have indicated that additional support from their respective organizations is available if needed.

b. Past Performance and Accomplishment

SRDC and SWCRPC have a long history of working together to remediate and redevelop brownfield properties in Springfield. SRDC's Executive Director, Bob Flint, has served on SWCRPC's Brownfields Steering Committee for many years. SRDC has received several EPA Brownfields Cleanup Grants and is responding to subsection I of the guidelines.

i. **Currently Has or Previously Received an EPA Brownfields Grant**

(1) Accomplishment

SRDC was awarded a \$200,000 FY12 EPA Cleanup Grant for the Jones and Lamson property and a \$200,000 FY14 EPA Cleanup Grant for the Bryant Grinder property. SRDC was also awarded a \$400,000 ARRA sub-grant from the Southern Windsor County Regional Planning Commission's Brownfields Revolving Loan Fund. SRDC began cleanup operations at the Jones and Lamson site, which utilized the entire ARRA sub-grant funding and

(2) Compliance with Grant Requirements

SRDC managed all these grants in accord with all requirements, including submittal of quarterly progress reports and annual financial and DBE reports to the EPA in a timely and acceptable manner. Progress was made towards the outcomes and outputs identified in the workplan and ACRES was kept up to date. Additionally, all work completed to date has been in compliance with the terms and conditions of the cooperative agreement between the EPA and SRDC. In each case above, SRDC complied with all grant requirements, including work plans, timeline, documentation, and reporting.

Narrative Proposal Attachment
Documentation indicating committed firm leveraged resources

Peter Andrews, President

Southern Windsor County Incubator
14 Clinton Street #7
Springfield, VT 05156

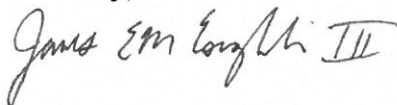
RE: Springfield Entrepreneurship Center Letter of support

Dear Peter:

I am writing on behalf of the Dartmouth Entrepreneurial Network (DEN) in support of the Springfield Entrepreneurship Center. DEN's mission is to enable the Dartmouth College community to engage in innovation and entrepreneurial activities. We offer educational and startup support programs aimed at developing promising startups by assisting them in refining their business plans, helping them identify and seek sources of investment and expertise, and providing them with basic business infrastructure to make them as productive as possible in as short a time as possible. Part of our mission at the DEN is to encourage entrepreneurship across the wider Dartmouth campus. We accomplish this by offering faculty, researchers, students, staff and alumni access to a large set of resources including startup mentoring, business development workshops and introductions to angel and venture funding opportunities.

A primary goal of DEN is to provide a professional network of resources for our startups to grow and we are excited to participate in developing a strong regional entrepreneurial ecosystem. SWCI's residential model, coupled with a strong mentoring program, are a unique approach to entrepreneurial support that allows startup teams the time to develop a solid business model and advance their technologies. We see the Springfield Entrepreneurship Center as a place where our startups could thrive and increase their success for launching. We have even committed \$5,000 in sponsorship towards its activities and programs, available as needed and unencumbered. We look forward to working with SWCI and to sharing its resources among our startups.

Sincerely,



James Coughlin
Director, DEN
Dartmouth College

FORM CD-450 (REV 12/14)		U. S. DEPARTMENT OF COMMERCE FINANCIAL ASSISTANCE AWARD		<input checked="" type="checkbox"/> GRANT <input type="checkbox"/> COOPERATIVE AGREEMENT	
RECIPIENT NAME SOUTHERN WINDSOR COUNTY INCUBATOR, INC.		FEDERAL AWARD ID NUMBER ED19HDQ0200022			
		PERIOD OF PERFORMANCE 01/01/2019-12/31/2021			
STREET ADDRESS 14 CLINTON ST STE 7		FEDERAL SHARE OF COST \$724,295.55			
CITY, STATE, ZIP CODE SPRINGFIELD VT 05156-3302		RECIPIENT SHARE OF COST \$724,295.55			
AUTHORITY EDA's Regional Innovation Strategies (RIS) Program is authorized by section 27 of the Stevenson-Wydler Technology Innovation Act of 1980, 15 U.S.C. 3722, as amended by the Revitalize American Manufacturing and Innovation Act of 2014.		TOTAL ESTIMATED COST \$1,448,591.10			
CFDA NO. AND NAME 11.020 , Cluster Grants					
PROJECT TITLE The Springfield Entrepreneurship Center: A key lever in re-establishing an innovation ecosystem in Springfield, VT					
<p>This Award Document (Form CD-450) signed by the Grants Officer constitutes an obligation of Federal funding. By signing this Form CD-450, the Recipient agrees to comply with the Award provisions checked below and attached. Upon acceptance by the Recipient, the Form CD-450 must be signed by an authorized representative of the Recipient and returned to the Grants Officer. If not signed and returned without modification by the Recipient within 30 days of receipt, the Grants Officer may unilaterally withdraw this Award offer and de-obligate the funds.</p> <p><input checked="" type="checkbox"/> DEPARTMENT OF COMMERCE FINANCIAL ASSISTANCE STANDARD TERMS AND CONDITIONS</p> <p><input type="checkbox"/> R & D AWARD</p> <p><input type="checkbox"/> FEDERAL-WIDE RESEARCH TERMS AND CONDITIONS, AS ADOPTED BY THE DEPT. OF COMMERCE</p> <p><input type="checkbox"/> BUREAU-SPECIFIC ADMINISTRATIVE STANDARD AWARD CONDITIONS</p> <p><input type="checkbox"/> SPECIAL AWARD CONDITIONS</p> <p><input checked="" type="checkbox"/> LINE ITEM BUDGET</p> <p><input checked="" type="checkbox"/> 2 CFR PART 200, UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS, AS ADOPTED PURSUANT TO 2 CFR § 1327.101</p> <p><input type="checkbox"/> 48 CFR PART 31, CONTRACT COST PRINCIPLES AND PROCEDURES</p> <p><input type="checkbox"/> MULTI-YEAR AWARD (PLEASE SEE THE MULTI-YEAR SPECIAL AWARD CONDITION.)</p> <p><input checked="" type="checkbox"/> DEPARTMENT OF COMMERCE PRE-AWARD NOTIFICATION REQUIREMENTS FOR GRANTS AND COOPERATIVE AGREEMENTS (REF:79 FR 78390 DECEMBER 30, 2014)</p> <p><input checked="" type="checkbox"/> OTHERS(S):</p> <p>This award is being made under competitive Federal Funding Opportunity Number EDA-HDQ-OIE-2018-2005523 posted at Grants.gov on 05/31/2018.</p> <p>EDA Special Award Conditions</p>					
SIGNATURE OF DEPARTMENT OF COMMERCE GRANTS OFFICER Craig Buerstatte				DATE 11/29/2018	
PRINTED NAME, PRINTED TITLE AND SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL Peter Andrews				DATE 12/20/2018	

EWING MARION
KAUFFMAN
FOUNDATION

August 29, 2018

Peter Andrews, President
Southern Windsor County Incubator
14 Clinton Street #7
Springfield, VT 05156

Dear Peter:

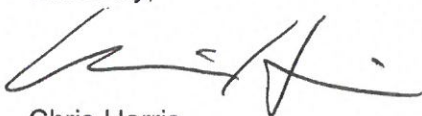
It is with pleasure that the Kauffman Foundation offers its support for the Springfield Entrepreneurship Center.

The Kauffman Foundation mission is to help individuals attain economic independence by advancing educational achievement and entrepreneurial success, consistent with the aspirations of our founder, Ewing Marion Kauffman. The goals of the Springfield Entrepreneurship Center and the broader innovation campus initiative are in keeping with this mission and we believe that they will contribute to economic revitalization for the community and the region. It is also our hope that the efforts in Springfield and the resulting best practices will provide a scalable model that can be replicated in other rural communities in need.

We have committed \$215,000 in support for the Entrepreneurship Center's budget. These funds are available as needed and not conditioned or encumbered. However, the Kauffman Foundation does not waive any rights that it retains as outlined in the Foundation's grant award letter, including any rights to terminate the grant.

We look forward to working with SWCI on promoting entrepreneurship in Springfield and we hope this support is helpful in SWCI's RIS i6 application requiring matching funds.

Sincerely,



Chris Harris
Senior Program Officer in Entrepreneurship
Ewing Marion Kauffman Foundation

Rural Innovation Strategies, Inc.

**P.O. Box 4626
White River Jct., VT 05001**

August 28, 2018

Peter Andrews, President
Southern Windsor County Incubator
14 Clinton Street #7
Springfield, VT 05156

Dear Peter:

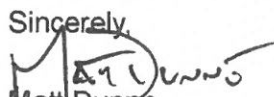
I am pleased to offer this letter of support on behalf of Rural Innovation Strategies, Inc. (RISI) for the Springfield Entrepreneurship Center. RISI fully supports the Southern Windsor County Incubator (SWCI) application for funding from the U.S. Economic Development Administration Regional Innovation Strategies program.

As you know, RISI is an organization committed to supporting rural economic development through strategic consulting, technology, and direct investment. We share the Springfield Entrepreneurship Center's goals, namely, to bring about change in rural communities through digital economy ecosystem development. We recognize that Springfield's access to 10 gigabit internet speeds is a unique asset, and increases the chances of success for Springfield area digital entrepreneurs and general digital economy efforts.

We are currently contracted with the Sustainable Food Lab with resources from Reid Hoffman specifically to provide capacity building support for the Springfield Entrepreneurship Center. We will be dedicating \$189,000 worth of staff time and resources over the course of three years to support the launch, growth and operation of this enterprise. These staff activities will take the form of fundraising, national partnership development, training support and implementation, entrepreneurship recruiting and outreach. These funds are committed to the project, available as needed, and not conditioned or encumbered.

We're hopeful that this expression of support may be helpful in SWCI's application for funding through the EDA. We look forward to continuing to support this initiative and exploring other ways that VCF can be most helpful.

Sincerely,


Matt Dunne
Director



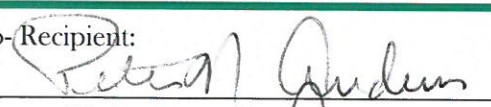
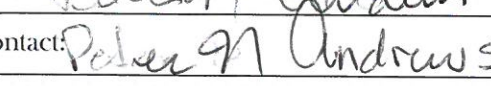
Northern Border Regional Commission

Grant Agreement Between Northern Border Regional Commission (NBRC) And Southern Windsor County Incubator

July 25, 2019

NBRC Grant Agreement Number: NBRC19GVT12

Project Title: Black River Innovation Center Renovation and Fit-up

Grantee/Recipient: Southern Windsor County Incubator Contact: Bob Flint, Vice-Chair 14 Clinton Street, Springfield, VT 05156 802-885-3061 bobf@springfielddevelopment.org	Grantor: Northern Border Regional Commission Contact: Christine Frost 53 Pleasant Street, Suite 1201, Concord, NH 03301 603-369-3001 admin@nbrc.gov www.nbrc.gov
Co-Recipient: 	Local Development District: East Central Vermont Economic Development District
Contact: 	Contact: Peter Gregory
	128 King Farm Road, Woodstock, VT 05091
	802-457-3188
	info@trorc.org
State Contact: Tim Tierney, Director of Business Recruitment and International Trade	802-505-5496
Department of Economic Development VT Agency of Commerce and Community Development, 1 National Life Drive Davis Bldg, 6th Floor, Montpelier, VT 05620-0501	Tim.Tierney@vermont.gov

Grantee's Employer Identification Number (EIN):

Grantee's DUNS Number: 615384984

Date of Award: July 25, 2019

Date of Amendments N/A

Total Project Amount: \$971,615

Amount of Federal NBRC Funds Awarded: \$235,162

Total Other Funds/Match: \$736,453

Payment Rate: 24%

CFDA Number and Name: #90.601 /Economic and Infrastructure
Development Grant Program

Project Description: Renovation and fit-up of the building to support
the Black River Campus in Springfield, VT

Infrastructure Award: No

Approved Indirect Cost Rate: N/A

Period of Performance: October 1, 2019 - September 30, 2022

Project Scope: See Attachment A



February 6, 2019

Peter Andrews, President
Southern Windsor County Incubator
14 Clinton Street, Suite 7
Springfield, VT 05156

Dear Peter:

It is a pleasure to present a grant to your organization from the Vermont Community Foundation's Regional and Local Impact grants program as specified below.

Grant Number: 20180917
Grantee: Southern Windsor County Incubator
Grant Purpose: To support the building of an Innovation Hub that will support a knowledge economy marketplace and provide access to resilient economic opportunity in Springfield, VT
Grant Amount: \$25,000.00
Payment Plan: This grant will be paid in two installments of \$12,500. The first payment was paid on May 11, 2018. The second payment is enclosed.

Terms of Award: The enclosed Terms of Award summarizes the conditions of this grant award including reporting requirements. **Deposit of this grant check indicates acceptance of and agreement with this legally binding document.**

Report Guidelines: An interim grant report will be due December 31, 2018 and final report within 30 days of when the final payment has been expended, whichever comes sooner. Please email this report to grants@vermontcf.org.

If you have questions, please contact me directly at 802-388-3355 ext. 222. We wish you much success and are pleased to be of help in your important work.

Sincerely,

A handwritten signature in blue ink, appearing to read "celia".

Celia Cadwell
Program and Grants Specialist

Enclosures

Threshold Criteria for Cleanup Grants

1. Applicant Eligibility

Springfield Regional Development Corporation (SRDC) is a non-profit organization according to Section 501(c)(3) and eligible to apply according to guidelines section IIIA. The certification letter from the Internal Revenue Service is included in Threshold Attachment 1.

2. Previously Awarded Cleanup Grants

The BRIC Site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Site Ownership

SRDC is the sole owner of the property. The property was transferred in its entirety to the SRDC on 12/3/2019. SRDC will maintain sole ownership of the property until all cleanup work is completed and the grant is closed out. A copy of the deed transferring the property to SRDC is included in Threshold Attachment 1.

4. Basic Site Information

a) Name: Black River Innovation Campus b) Address: 60 Park Street, Springfield, Vermont 05156 c) Current Site Owner: Springfield Regional Development Corporation. d) If not current owner, the planned acquisition date: not applicable. Applicant is the current owner.

5. Status and History of Contamination at the Site.

a) The property is contaminated by hazardous substances with lesser co-mingled petroleum products.

b) The operational history of the property includes residences and schools. The first developed use of the property was residential before the mid-1800's. The Site was first developed as a school in 1895 and remained in educational related uses through 2019.

c) Environmental Concerns: the property is contaminated with various hazardous substances including PAHs, PCBs, chlorinated solvents and comingled petroleum.

d) The property became contaminated due to various historic events and practices that no longer take place. These include storage and use of hazardous substances on the property related to school bus maintenance, use of PCBs in paint and caulk, PAHs from a building fire, and use of asbestos to insulate piping and in building materials.

6. Brownfields Site Definition

The property meets the definition of a Brownfield under CERCLA § 101 (39).

a) The site is not listed or proposed for listing on the National Priorities List (CERCLA §§ 101(39)(B)(ii)). b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA (CERCLA §§ 101(39)(B)(iii)). c) The site is not subject to the jurisdiction, custody or control of the United States Government (CERCLA §§ 101(39)(B) (vii)).

7. Environmental Assessment Required for Cleanup Proposals. A Site Investigation report equivalent to an ASTM E1903-11 Phase II ESA was completed for the Site under the direction of the Vermont Department of Environmental Conservation.²⁰

8. Enforcement or Other Actions. SRDC is unaware of any ongoing or anticipated environmental enforcement or other actions related to this property. Inquiries from federal, state and local government entities regarding the responsibility of any party for the contamination or hazardous substances at the property have been limited to those related to the current environmental assessments. The Vermont Department of Environmental Conservation and the US Environmental Protection Agency are aware of all environmental assessments conducted on

²⁰ LE Environmental, Phase II Environmental Site Assessment Report, 60 Park Street, Springfield, Vermont October 2019

Black River Innovation Campus, Springfield, Vermont
Cleanup Grant Application - Hazardous Substances – December 2019

the property. The Department of Environmental Conservation is aware of and supports this application for Brownfields cleanup funding (See Cover Letter Attachment).

9. Sites Requiring a Property-Specific Determination.

The guidelines indicate that this property does not require a property-specific determination, as it does not fall into any of the six specific categories requiring a property-specific determination in Appendix 1, Section 1.5 of the guidelines.

10. Threshold Criteria Related to CERCLA/Petroleum Liability

SRDC is applying for hazardous substances funding and is responding to all items under subpart (a).

(1) CERCLA §107 Liability

SRDC believes that it qualifies as Bona Fide Prospective Purchaser and meets criteria set forth in CERCLA § 101(40) criteria and CERCLA §107(r) criteria. SRDC attests to the following:

- SRDC acquired the property after December 11, 2002.
- SRDC conducted a Phase I Environmental Site Assessment using ASTM E1527-13 within six months of its acquisition of the property.
- SRDC is not liable in any way for contamination at the property and is not affiliated with any responsible party.
- All disposal of hazardous substances at the property occurred prior to acquisition of the property.
- SRDC will take appropriate care regarding any hazardous substances found at the property. Current operations are not resulting in a release of hazardous substances or petroleum products.
- SRDC has provided all legally required notices and has cooperated fully with authorized response persons during the conduct of all subsequent environmental assessment activities; and,
- SRDC will comply with land use restrictions associated with response actions at this property.

(2) Information on Liability and Defenses/Protections

a) Information on the Property Acquisition.

- i) SRDC acquired the property by negotiated purchase from the Springfield School District;
- ii) SRDC acquired the property on 12/3/2019;
- iii) SRDC is the fee simple sole owner of the property (Attachment 1).
- iv) SRDC acquired the property from the Springfield School District;
- v) SRDC is unaware of familial, contractual, corporate or financial relationships or affiliations between its governing board or staff and the prior owners or operators or other potentially responsible parties of the property.

b) Pre-Purchase Inquiry.

i) Environmental assessments were conducted prior to SRDC's acquisition of the property, as follows:

- A Phase I Environmental Site Assessment prepared pursuant to ASTM E1527-13 dated November 2019, prepared on behalf of SRDC;
- A Phase II Environmental Site Assessment prepared pursuant to Vermont DEC Regulations dated October 2019.

ii) LE Environmental LLC, an environmental consulting firm located in Vermont, prepared the Phase I Environmental Site Assessment. Alan Liptak and Angela Emerson of LE Environmental LLC are both Environmental Professionals per EPA definition and have over 40 years cumulative experience performing environmental site assessments.

Black River Innovation Campus, Springfield, Vermont
Cleanup Grant Application - Hazardous Substances – December 2019

- iii) The Phase I environmental site assessment was completed on November 26 2019 per ASTM E 1527-13, less than 180 days ahead of the date the property was acquired by SRDC.
- c) Timing and/or Contribution toward Hazardous Substances Disposal. All disposal of hazardous substances at the property occurred before SRDC acquired the property. SRDC has not caused or contributed to the release of hazardous substances at the property, nor has SRDC arranged for the disposal of hazardous substances at the property or transported hazardous substances to the property.
- d. Post-Acquisition Uses. The property is vacant pending its redevelopment.
- e. Continuing Obligations. SRDC has assessed the property and is exercising appropriate care with respect to hazardous substances, as follows:
 - i) SRDC is unaware of any continuing releases of hazardous substances and if it becomes aware of a continuing release, will act promptly to stop it.
 - ii) SRDC is unaware of the potential for any threatened future release of hazardous substances and if it becomes aware of the potential for a threatened future release, will act promptly to prevent it. The existing hazardous substances and petroleum products on site are inspected regularly to insure there is no threat of a release.
 - iii) SRDC has taken steps to prevent or limit exposure to any previously released hazardous substances, including maintaining pavement over the fuel oil release area the parking lot. SRDC confirms its commitment to:
 - i) comply with all land use restrictions and institutional controls;
 - ii) assist and cooperate with those performing the cleanup and provide access to the property;
 - iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and,
 - iv) provide all legally-required notices.

11. Cleanup Authority and Oversight Structure

a. Describe how you will oversee the cleanup at the site. SRDC will oversee the project and will contract with the Southern Windsor County Regional Planning Commission for day to day management. Southern Windsor County Regional Planning Commission (SWCRPC) has overseen and helped implement many other EPA grant-funded Brownfields assessment and cleanup projects. The property is enrolled in the State of Vermont's BRELLA program (Brownfields Reuse and Environmental Liability Limitation Act). The Vermont Department of Environmental Conservation, Brownfields Response Section, will provide technical oversight.

SRDC and SWCRPC will utilize competitive procedures described in 40 CFR Part 30 to execute the work. A request for qualifications and proposal will be issued to Qualified Environmental Professionals to plan, implement and oversee the work prior to beginning cleanup activities. SRDC and SWCRPC will issue a request for bids to OSHA-qualified cleanup contractors for the cleanup construction work. SWCRPC will administer financial tracking of grant proceeds and project expenses and will conduct ACRES data entry.

b. Need for property access. It is not anticipated that access to adjoining or other properties will be needed to conduct the cleanup and monitoring. The property is accessible from three access driveways on Park Street. Downgradient properties are at the base of steep banks and access will not be needed.

12. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

SRDC has developed an analysis of Brownfields cleanup alternatives (ABCA), which summarizes information about the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered, and the proposed cleanup. The ABCA was developed using the format presented in the “Example ABCA” that was provided with this year’s grant guidelines. A copy of the draft ABCA is included in Threshold Attachment 2.

b. Community Notification Ad

SRDC has notified the community of its intent to apply for an EPA Brownfields Cleanup Grant and invited comments. This application was made available at the SRDC starting on November 19, 2019. The notice was posted and also noticed at the Springfield Town Hall, at the Southern Windsor County Regional Planning Commission, at SRDC’s web site, the Vermont Reporter, a print newspaper regionally distributed in Windsor County.

c. Public Meeting

The application was presented at a public meeting held in Springfield on Monday, November 25, 2019. No members of the public were in attendance. A copy of the Public Notice, and meeting notes are included in Threshold Attachment

13. Statutory Cost Share

The required cost share of \$100,000 will be provided by a combination of paid and in-kind sources as itemized in Narrative Section 3c. A hardship waiver is not being requested.

Black River Innovation Campus, Springfield, Vermont
Cleanup Grant Application - Hazardous Substances – December 2019

Threshold Criteria Attachment 1: Documentation of Applicant Eligibility

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the **Town School District of Springfield**, a municipal School District of the State of Vermont ("Grantor"), in consideration of One or More Dollars paid to its full satisfaction by the **Springfield Regional Development Corporation**, a Vermont non-profit corporation duly created and validly existing under and pursuant to the laws of the State of Vermont ("Grantee"), has REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said Grantee, the **Springfield Regional Development Corporation**, and to its successors and assigns forever, all right, title and interest which the Grantor and its successors and assigns, have in and to certain lands and premises in the Town of Springfield, in the County of Windsor, and State of Vermont, as described as follows, viz:

Being all the same lands and premises as shown on *Town of Springfield & Town School District 60 Park Street, Springfield, Vermont* prepared by *Coleman Surveys, Inc.* dated *October 3, 2019* and with the latest revision date of November ___, 2019, which survey is recorded in Map Slide ___ of the Town of Springfield Land Records.

Reference is made to a Quit Claim Deed of the Town of Springfield dated November ___, 2019 and recorded on November ___, 2019 in Book ___, Page ___ of the Town of Springfield Land Records.

Further reference is made to the following deeds to the Town School District of Springfield: Warranty Deed of Ada F. Flinn dated May 27, 1929 and recorded on May 27, 1929 in Book 41, Page 270 in the Town of Springfield Land Records and Executor's Deed of the Estate of Miriam E. Marsh dated August 21, 1951 and recorded on August 30, 1951 in Book 53, Page 136 of the Town of Springfield Land Records.

This conveyance is made subject to all easements and rights of way of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, 27 V.S.A. § 601 et seq.

Reference is hereby made to the aforementioned instruments, the records thereof and references therein made, and their respective records and references, in further aid of this description.

Grantee acknowledges that it has undertaken its own due diligence to inspect the physical and environmental condition of the property being conveyed and acknowledges that accepts the property "as is, where is" including any environmental conditions which may exist on the property. Upon such acceptance Grantee, for itself, its successors and assigns, covenants that it will not make any claim against the Grantor in regard to the physical or environmental condition of the property.


TO HAVE AND TO HOLD all right, title and interest in and to said quit claimed premises, with all the privileges and appurtenances thereof, to the said Grantee, the **Springfield Regional Development Corporation**, for itself and its successors and assigns, forever; **AND FURTHERMORE**, the said Grantor, **Town School District of Springfield**, for itself and its successors and assigns, does covenant with the said Grantee and its successors and assigns that

from and after the execution of this deed the said Grantor will have and claim no right in or to said quit claimed premises.

IN WITNESS WHEREOF, Grantor does hereby execute this Quit Claim Deed this 3rd day of December, 2019.

TOWN SCHOOL DISTRICT OF SPRINGFIELD

By: _____



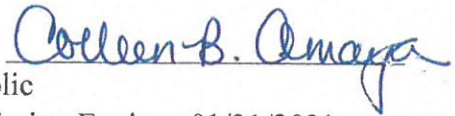
STATE OF VERMONT
WINDSOR COUNTY, SS.

At Springfield in said County, this 3rd day of December, 2019, personally appeared Zach McLaughlin of the Town School District of Springfield and he/she acknowledged the above instrument by him/her sealed and subscribed to be his/her free act and deed.

Before me: _____

Notary Public

My Commission Expires: 01/31/2021





STATE OF VERMONT
Office of Secretary of State

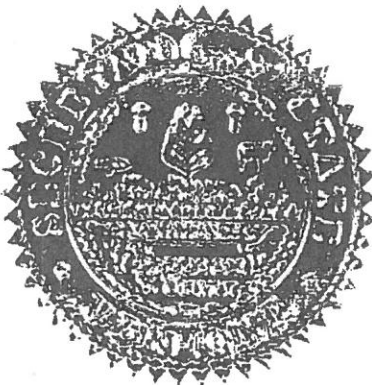
CERTIFICATE OF INCORPORATION

I certify that the attached is a true copy of the Articles of Incorporation of

SPRINGFIELD REGIONAL DEVELOPMENT CORPORATION

filed with the Office of the Secretary of State on April 17, 19 92.

The corporate existence shall begin upon the issuance of this Certificate of Incorporation, and this Certificate shall be conclusive evidence that all conditions precedent to incorporation required to be performed by the incorporators have been complied with and that the corporation has been incorporated under the Vermont Non-Profit Corporation Act (11 V.S.A. Chapter 19).



April 17, 1992

Date

Paul S. Gelles
Deputy Secretary of State

This CORPORATION is organized for the following purposes:

To promote sound economic development for the Southern Windsor and Windham County area and region consisting of the municipalities within said region. To work with federal, state and local governments, commissions, private organizations, businesses, and private individuals to obtain that goal.

To coordinate public and private efforts directed toward the expansion, retention, attraction, encouragement, financing and development of desirable private commercial endeavors in the region serviced by the Corporation; and to assist businesses in dealing with governmental agencies, commissions, and boards in order to expedite the compliance with federal, state and local regulations.

To foster, encourage and assist in the physical location of new businesses and the expansion and assistance to existing businesses within the region.

To cooperate with existing local development groups to attain mutual objectives.

To accept financial support and enter into financing arrangements for the furtherance of the CORPORATION'S objectives, as prescribed by the Articles of Association and the By-Laws.

To perform any other lawful act appropriate to the furtherance of the corporate purpose.

The Corporation is irrevocably dedicated to, and operated exclusively for, non-profit purposes; no part of the income or assets of the corporation shall be distributed to, nor inure to the benefit of, any of its members, officers, directors, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, nor intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the corporation shall not carry on any activities not permitted to be carried on:

By a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended, or the corresponding provisions of any future United States Internal Revenue Law.

By a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954, as amended, or the corresponding provisions of any future United States Internal Revenue Law.

The corporation shall have the power to do any and all act or acts, thing or things, necessary or incidental to the accomplishment of the purposes hereinbefore set forth, and in general to do any and all things not herein specifically enumerated which may tend to promote the purposes hereinbefore set forth, provided that such act or thing is permitted to corporations organized under the Non-Profit Corporations Act of Chapter 19, Title 11, Vermont Statutes Annotated as amended, and permitted under the Internal Revenue Laws of the United States to organizations described in Section 501(c)(3) of the Internal Revenue Code of 1954, as amended, or the corresponding provisions of any future United States Internal Revenue Law.

In the event of the dissolution of the corporation or the winding up of its affairs, or other liquidation of its assets, the corporation's property shall not be conveyed to any organization created or operated for profit or to any individual for less than the fair market value of such property; all assets remaining after the payment of the corporation's debts shall be conveyed or distributed to such organization or organizations created and operated for non-profit purposes similar to those of the corporation as the Board of Directors may determine, provided that such organization or organizations are exempt under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended, or the corresponding provisions of any future United States Internal Revenue Law.

ARTICLES OF ASSOCIATION

The name of the corporation shall be . . . SPRINGFIELD REGIONAL DEVELOPMENT CORPORATION

The initial registered agent shall be . . . Douglas Richards
(NOTE: A Corporation CANNOT be its own registered agent)

with registered office at . 85 Main Street, P.O. Box 200, Springfield, Vermont 05156

The corporation shall be located at . . . Springfield, Vermont

The operating year shall be? Calendar Fiscal . . . June 30
(Dec. 31) (Month-day)

If a fiscal year ending is not specified, the calendar year ending December 31st shall be designated as your fiscal year ending.

The period of duration shall be (if perpetual so state) . . . PERPETUAL

Please check appropriate box:

- ☐ Vermont General Corporation (T. 11, Ch. 17)
- ☐ Vermont Professional Corporation (T. 11, Ch. 3)
- ☒ Vermont Non-Profit Corporation (T. 11, Ch. 19)

This corporation is organized for the purpose of: See exhibit attached hereto and by reference made a part hereof.

Here set out purposes
clearly and briefly,
using separate para-
graphs to cover each
separate purpose.

EACH VERMONT CORPORATION MUST FILE AN ANNUAL REPORT WITHIN TWO AND ONE HALF (2½) MONTHS AFTER THE EXPIRATION OF ITS FISCAL YEAR ENDING.

The following information regarding shares must be completed by business corporations. Non-profit corporations cannot have shares.

The aggregate number of shares the corporation shall have authority to issue is

..... shares, preferred, with a par value of (if no par value, so state)

..... shares, common, with a par value of (if no par value, so state)

If preferred shares are provided for, state here briefly the terms of preference.

If shares are to be divided into classes or series, state here the designations, preferences, limitations, and relative rights of each class or series.

Directors: Business corporations with three or more shareholders must have at least three directors. If there are fewer than three shareholders, the number of directors may be equal to, but not less than, the number of shareholders.

Non-profit corporations must have at least three directors.

The initial board of directors shall have ...three..... members with the following serving as directors until their successors be elected and qualify:

Having named fewer than three directors I hereby state that the number of shareholders does not exceed the number of directors.

Directors:

Post Office Address

Donald I. Gurney Gurney Road, North Springfield, Vermont 05150

Carol Cole 55 Clinton Street, Springfield, Vermont 05156

William Steele 96 Main Street, Springfield, Vermont 05156

Dated at Springfield, in the County of Windsor

this 14th day of April, 19 92...

Incorporators

Post Office Address

Donald I. Gurney Gurney Road, North Springfield, Vermont 05150

DONALD I. GURNEY
Carol Cole 55 Clinton Street, Springfield, Vermont 05156

CAROL COLE
William Steele 96 Main Street, Springfield, Vermont 05156

WILLIAM STEELE
Names must be Printed or Typed under all signatures, No. 101 Acts of 1965.

IN ADDITION TO ALL THE PRECEDING INFORMATION VERMONT PROFESSIONAL CORPORATIONS MUST COMPLETE THE CERTIFICATE ON THE LAST PAGE OF THIS APPLICATION.

Threshold Criteria Attachment 2 Draft ABCA

**Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
Black River Innovation Campus, Springfield, Vermont**

**Vermont DEC Site Number 2018-4765
Prepared by Springfield Regional Development Corporation**

I. Introduction & Background

a. Site Location

The site is located at 60 Park Street, Springfield, Vermont 05651 (herein referred to as “the Site”).

a. Forecasted Climate Conditions

According to the US Global Change Research Program (USGCRP), heat waves, coastal flooding, and river flooding will pose a growing challenge to the region’s environmental, social, and economic systems. This will increase the vulnerability of the region’s residents, especially its most disadvantaged populations. Infrastructure will be increasingly compromised by climate-related hazards, including sea level rise, coastal flooding, and intense precipitation events. Some of these factors, most specifically intense precipitation events leading to stormwater runoff, are most applicable to the cleanup of the Site.

b. Previous Site Use(s) and any previous cleanup/remediation

The BRIC campus is located on a 3.8-acre parcel that formerly hosted schools and residences. No previous environmental cleanup / remediation work has taken place.

c. Site Assessment Findings

A Phase I ESA was completed on November 26, 2019. It included 3 Recognized Environmental Conditions (RECs), summarized as follows.

1. Documented soil contamination in the vicinity of a former graded school on the upper terrace.
2. Documented petroleum and chlorinated solvent contamination near a maintenance garage on the property’s lower terrace, in the vicinity of a former gasoline UST and an open floor drain in the maintenance garage.
3. Documented soil contamination in a former container storage area near the maintenance garage and beneath the parking lot.

The following findings were made during the Phase II ESA completed in October 2019.

1. The urban soils assessment indicates that much of the shallow and deeper soils beneath the school’s paved rear parking lot have polycyclic aromatic hydrocarbon (PAH) toxicity equivalency quotient (TEQ) concentrations that are below the statewide urban background concentration. Soils in one area in the southeastern corner of the parking lot have elevated PAH contamination above the statewide urban background concentration, and a naphthalene concentration above its residential soil

Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation Black River Innovation Campus, Springfield, Vermont

standard. This is most likely due to a former graded school that existed at that location and burned down. These soils are currently beneath pavement. Shallow soils near the entrance to the rear parking lot, and in the gravel parking lot in front of the maintenance garage have PAH TEQ concentrations above the statewide urban background concentration.

2. The evaluation of a closed-in-place 10,000-gallon fuel oil UST did not detect petroleum contamination at three locations proximal to the UST.
3. Petroleum-contaminated soil is present east of the maintenance garage, at depths of 6-14' bg. Chlorinated solvents are also present in these soils, below soil standards. The contaminated soils are not exposed at the ground surface. Bedrock was encountered at 21' below grade in one soil boring. No water table was present in this area during the Phase II ESA. The possible sources of the contamination are a former gasoline UST and/or the maintenance garage floor drain, which exits the maintenance garage on its east side and terminates in the vicinity of monitoring well MW-5. The petroleum-contaminated soils near the maintenance garage do not present a current exposure risk, and the lack of groundwater appears to suggest that contaminant migration via groundwater advective flow is not likely occurring. Soil gas may or may not be impacted by the contamination in this area.
4. Evaluation of the former containerized waste storage area found PAH TEQ above the statewide urban background concentration in two of six shallow soil samples. Low levels of two other compounds were detected, below soil standards.
5. Containerized wastes formerly stored outdoors, inside the maintenance garage, and inside the school building, have been re-containerized in preparation for disposal, and are temporarily staged in the rear paved parking lot at the school.
6. Testing of building paint and caulk has detected interior paints and caulk with PCB concentrations over 1 ppm. None of the reported concentrations were above 50 ppm. According to 40 CFR 761(a), the cleanup level for porous surfaces (including concrete, plaster, wallboard and wood) for high occupancy unrestricted uses is less than or equal to 1 ppm.
7. Asbestos containing materials in the buildings were previously inventoried, and no further sampling was required during the Phase II ESA.

d. Project Goal

SRDC's redevelopment strategy is to redevelop the property to create the Black River Innovation Campus, a technology center providing state of the art digital live/work space, entrepreneurship center, and computer science and digital training services.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

Springfield Regional Development Corporation (grantee) will follow federal procurement requirements to retain a qualified environmental professional to coordinate, oversee and certify the cleanup. The qualified environmental professional procurement will be advertised using open competitive procedures. The DEC will also oversee the cleanup

**Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
Black River Innovation Campus, Springfield, Vermont**

and will issue the Certificate of Completion under Vermont's Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program.

b. Cleanup Standards for major contaminants

The cleanup will be performed to standards published by the DEC in its Investigation and Remediation of Contaminated Properties Rule (I-Rule) and the USEPA. The following table summarizes the major contaminants on the Site, the media they are present in, the applicable cleanup standards, and the planned means to achieve the cleanup.

Major Contaminant	Media	Applicable Cleanup Standard	Remedial Technique
PAH, chlorinated solvents, co-mingled petroleum	Soil	Vermont I-Rule Soil Standards	Soil capping
PCB and Asbestos	Building materials	EPA TSCA Standards and Vermont Dept. of Health criteria	Removal and/or encapsulation as appropriate

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, Federal EPA TSCA, State of Vermont I-Rule and Groundwater Protection Rule. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits (*e.g.*, Dig-safe, hazardous waste manifests, and non hazardous waste transport/disposal bills of lading) will be obtained.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives Considered

The subsurface media to be addressed at the Site is soil. Groundwater is not targeted for cleanup due to the fact that a municipal water system services the area, and it is not believed to be affecting sensitive receptors. Building materials will need to be remediated and addressed during renovations. Options for soil cleanup and building materials remediation were evaluated and the results are as follows.

b. Evaluation of Cleanup Alternatives

The proposed remedy for detected contamination on the Site must primarily isolate contaminated soils from direct human exposure. A second objective of the corrective action is to isolate residual contaminated soils from possible physical transport and dispersion. A third objective is to provide adequate protection to workers and neighboring residents during construction. A fourth objective will be to minimize the

**Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
Black River Innovation Campus, Springfield, Vermont**

corrective action's impact on climate change considerations.

Option A: Contaminated Soil Removal

Option A specifies that contaminated soil be removed and replaced to 10' depth across a 1-acre area on Site. The rest of the soils would remain on-Site. Excavated soils would be loaded and transported to a certified disposal facility. A total estimated soil removal of 24,200 tons of contaminated soils would take place. The BRELLA Certificate of Completion (COC) will note that all contaminated soils were removed and will be filed with the Town of Springfield town clerk. Additionally, asbestos and PCB containing materials inside the building will be removed or encapsulated as appropriate based on renovation plans.

Cost Estimate: The budgetary cost estimate for Option A is \$2,500,000.

Advantages: The advantages of Option A include:

- All contaminated soil would be removed.
- Excavation can be implemented using local technologies.
- Human health and environmental concerns will be addressed by this option.
- Exposure to surface toxins will be eliminated.

Disadvantages: The disadvantages of this approach include:

- There is a very high amount of soil being moved to and from the Site, resulting in greenhouse gas emissions and wear and tear on area roads.
- It is prohibitively expensive.

Option B: Soil Re-grading and Capping

Option B specifies that contaminated soil would be re-graded and capped with either clean capping soils or pavement. All contaminated soils would remain on-Site. No off-Site disposal of contaminated soils would take place. The BRELLA Certificate of Completion (COC) will note that all contaminated soils remain in place, and will be filed with the Town of Springfield town clerk. Additionally, asbestos and PCB containing materials inside the building will be removed or encapsulated as appropriate based on renovation plans.

Cost Estimate: The budgetary cost estimate for Option B is \$750,000.

Advantages: The advantages of soil regrading and capping include:

- It is feasible and can be implemented using local technologies.
- Human health concerns will be addressed by this option.
- Greenhouse gas emissions are drastically reduced compared to Option A
- Wear and tear on area roads is much reduced compared to Option A.

Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation Black River Innovation Campus, Springfield, Vermont

- The projected costs are in alignment with the EPA Cleanup Grant, matching funds and leveraged funding available to the project.

Disadvantages: The disadvantages of this approach include:

- Contamination will remain on-Site when the cleanup is done. However, it will not be accessible to Site-users, and will not further harm the environment.
- Pavement is a petroleum-based product and its production and use would have an impact on greenhouse gas emissions. While less soil would be moved off -Site with this option, this advantage could be negated by the use of a petroleum-based cap.

Option C: No Action Alternative

This option specifies that exposed soils at the Site would remain as is without addressing the documented contamination. The Site would remain as is. Fencing would be placed around the 1 -acre area of contaminated soil to restrict access. Access to the school building would be eliminated to prevent exposure to contaminated building materials.

Cost Estimate: The budgetary cost estimate for Option C is \$50,000.

Advantages: The advantages of this option are the relatively low cost of implementation and since no soil is leaving the Site, the carbon footprint / impact on climate change considerations is lower than options A and B. Human exposure to surface toxins would be restricted.

Disadvantages: This option is not consistent with SRDC's redevelopment plan and leaves the Site unoccupied and unused. It does not address potential migration of surface contamination.

c. Recommended Cleanup Alternative

Soil re-grading and capping along with asbestos and PCB removal (Option B) is recommended because of its relatively low cost compared with compete soil removal and because it is protective of human health and the environment. Total contaminated soil removal does not present a compelling advantage in light of its significantly higher cost, and its greater carbon footprint. The no-action alternative does not address environmental exposure of surface toxins and is inconsistent with SRDC's redevelopment plan.

Green and Sustainable Remediation Measures for Selected Alternative

To make the selected alternative green and sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. The owner will actively seek using local contractors for the cleanup and will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with

**Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
Black River Innovation Campus, Springfield, Vermont**

advanced emissions controls operated on ultra-low sulfur diesel. The number of mobilizations to the Site will be minimized and erosion control measures will be used to minimize runoff into environmentally sensitive areas. In addition, the owner plans to ask bidding cleanup contractors to propose additional green and sustainable remediation techniques in their response to the Request for Proposals for the cleanup contract.

Threshold Criteria Attachment 3: Community Notification Documentation

day, November 22
 10 PM Springfield School Board Meeting - 11/18/19
 10 PM Chester Select Board Meeting - 11/20/19
 tuesday, November 23
 0 PM GMAIL Lectures - Trade Wars, Tariffs & Fiscal Responsibility
 0 PM Leg. Climate Solutions Caucus - Future of Heating
 0 PM EEE - The Importance of Public Access TV to Democracy
 5 PM Woodchuck Report - 11/18/19
 0 PM GMUSD Board Meeting - 11/18/19
 0 PM Weathersfield Select Board Meeting - 11/18/19
 nday, November 24
 0 PM Vote for Vt. - GOP Chair on Pros and Cons of Act 46
 0 PM Energy Week - 11/7/19
 3 PM All Things LGBTQ - 11/5/19
 3 PM SRDC Annual Meeting 2019
 3 PM TIA&TW - Estonian President Kersti Kallulaid
 3 PM Chester Select Board Meeting - 11/20/19
 3 PM Springfield School Board Meeting - 11/18/19
 nday, November 25
 3 PM Weathersfield Select Board Meeting - 11/18/19
 3 PM GMUSD Board Meeting - 11/18/19
 sday, November 26
 3 PM Springfield School Board Meeting - 11/18/19
 3 PM Chester Select Board Meeting - 11/20/19

sure to check listings on air and online for any changes to these schedules at www.sapatv.org

the Woolson Block rehabilitation would never been started without the collaboration of all the agencies represented at the celebration. Kristi Morris, chairman of the Springfield Selectboard, said the Town was happy to partner with the various state and federal agencies, as it gave the Town an opportunity to "help ourselves" in revitalizing a key part of downtown.

Housing Vermont and the Springfield Housing Authority have previously collaborated in downtown Springfield. After a 2008 fire destroyed the Ellis Block, HVT and SHA worked together to restore the building, a historic movie theater with residential housing, which sits across the street from Woolson Block.

Renovations on the Woolson Block are estimated to be completed in June 2020.

Housing Vermont is a private, nonprofit development company founded in 1988 to produce permanently affordable rental housing for Vermonters through partnerships with communities and the private sector. Since its inception, Housing Vermont has raised more than \$360 million in private equity to finance 180 affordable rental housing developments throughout the State. This

Public Notice

Springfield Regional Development Corporation (SRDC) plans to submit an application for a Fiscal Year 2020 Environmental Protection Agency Brownfields Cleanup Grant. If awarded, the grant would be utilized to address environmental concerns at the former Park Street School, 60 Park Street, Springfield, VT 05156. The public is invited to review and comment on SRDC's application. A copy of the grant proposal is available for review as of November 19, 2019 at SRDC's office located at 14 Clinton Street, Springfield, VT 05156. Additionally, a public meeting will be held to discuss the draft proposal and accept public comment. The meeting will be held at 5:00 pm on Monday, November 25, 2019 at the SRDC Office, 14 Clinton Street in Springfield. For more information please contact Bob Flint at (802)-885-3061 or bobf@springfielddevelopment.org.



PUBLIC HEARING – SRDC EPA GRANT APPLICATION – PARK STREET SCHOOL

Monday, November 25, 2019

Attendees – Bob Flint and Heather Hartford (SRDC)

Bob opened the public hearing at 5:05 pm and did an overview of the Phase II assessment work and the overall site redevelopment plans for the Black River Innovation Campus project.

He indicated that LE Environmental had been in touch with DEC and EPA as well as SWCRPC and that plans for cleanup were being developed, based on the Phase II results.

Being no other business, and no members of the public in attendance, the hearing was closed at 5:15 pm

Submitted,

A handwritten signature in black ink, appearing to read 'B Flint', is positioned above the printed name.

Bob Flint
Executive Director

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Springfield Regional Development Corporation

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

9566009280000

d. Address:

* Street1: 14 Clinton Street

Street2: Suite 7

* City: Springfield

County/Parish:

* State:

VT: Vermont

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 05156-1234

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Bob

Middle Name:

* Last Name:

Flint

Suffix:

Title: Executive Director

Organizational Affiliation:

* Telephone Number: 802-885-3061

Fax Number: 802-885-3027

* Email: bobf@springfielddevelopment.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-07

* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Black River Innovation Campus Environmental Cleanup

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

VT

* b. Program/Project

VT

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2020

* b. End Date:

09/30/2022

18. Estimated Funding (\$):

* a. Federal	500,000.00
* b. Applicant	100,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	1,723,500.00
* f. Program Income	0.00
* g. TOTAL	2,323,500.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Robert

Middle Name:

* Last Name:

Flint

Suffix:

* Title:

Executive Director

* Telephone Number:

802-885-3061

Fax Number:

* Email:

bobf@springfielddevelopment.org

* Signature of Authorized Representative:

Robert T Flint

* Date Signed:

12/03/2019